

A RESOLUTION
2005-22-24

EXPRESSING THE CITY OF SAN ANTONIO'S INTENT TO CONSIDER THE CREATION OF A TAX INCREMENT FINANCING (TIF) REINVESTMENT ZONE TO FINANCE PUBLIC IMPROVEMENTS IN SUPPORT OF THE ESPADA DEVELOPMENT (CITY COUNCIL DISTRICT 3) BORDERED GENERALLY BY LOOP 410 S AT THE NORTH, STATE HIGHWAY 281 S TO THE WEST, SOUTH OF BLUE WING ROAD TO THE SOUTH, AND IH-37 S TO THE EAST; FOR THE PURPOSE OF SUPPORTING INFRASTRUCTURE IMPROVEMENTS, PROVIDING RESIDENTIAL, COMMERCIAL AND RETAIL OFFICE SPACE AND OTHER AMENITIES FOR THE AREA; AUTHORIZING AND DIRECTING DISTRIBUTION OF A WRITTEN NOTICE OF THE CITY'S INTENTION TO CONSIDER THE CREATION OF THE PROPOSED REINVESTMENT ZONE TO EACH TAXING UNIT THAT LEVIES A TAX IN THE PROPOSED ZONE; AUTHORIZING A REQUEST TO EACH TAXING ENTITY FOR THE APPOINTMENT OF A REPRESENTATIVE TO MEET WITH THE CITY TO DISCUSS THE PROJECT; AND DELEGATING AUTHORITY TO CALL AND HOLD MEETINGS WITH REPRESENTATIVES OF EACH TAXING UNIT.

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WHEREAS, on April 25, 2005, the City Clerk received an application and application fees from Terramark Communities, Ltd., for the use of TIF in accordance with the 2004 Guidelines for the Espada Development, located within Limited Purpose Annexation Area 4, in City Council District 3, in the City South area generally located south of Loop 410, east of Highway 281 South and west of IH 37 South, extending past Blue Wing Road to the south; and

WHEREAS, the application proposes public improvements for the Espada Development Project (the "Project"), including road construction, sidewalks, parks, utilities, drainage work, detention work and landscaping; and

WHEREAS, the Tax Increment Financing Act (the "Act") requires the City, prior to the creation of a reinvestment zone, to hold a public hearing on the creation of the proposed zone and its benefits to the City and the property within the proposed zone; and

WHEREAS, pursuant to Section 311.003(e) of the Act, before holding the public hearing on the creation of the proposed zone, the governing body of the City must provide written notification of the City's intent to consider the designation of such zone to the governing body of each taxing unit that levies real property taxes in the proposed reinvestment zone, unless such notice is waived by the taxing units, not later than the 60th day before the date of the public hearing to designate the reinvestment zone; and

WHEREAS, the City desires to notify the governing bodies that levy real property taxes in the proposed reinvestment zone, of the City's intent to consider designation of a TIF reinvestment zone; and

WHEREAS, pursuant to Section 311.003(f) of the Act, the City Council deems it advisable to: (i) request the opportunity to make a formal presentation to the governing body of Bexar County and each school district that levies real property taxes in the proposed reinvestment zone; and (ii) notify each taxing unit that levies real property taxes in the proposed reinvestment zone of presentations to be made before the county and each school district; and

WHEREAS, pursuant to Section 311.003(g) of the Act, the City Council deems it advisable to: (i) request each taxing unit that levies real property taxes in the proposed reinvestment zone to designate a representative from such unit to meet with the City staff to discuss the project plans and preliminary reinvestment zone financing plan for the proposed reinvestment zone; and (ii) delegate to City staff the authority to call one or more meetings, as may be needed with the representatives of the taxing units; and

WHEREAS, approval of this resolution would authorize City staff to initiate an in-depth review of the Project for consideration of designation of a TIF reinvestment zone; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio hereby expresses its intent, based on preliminary review of the application of Terramark Communities, Ltd. to consider the designation, at a future time, of the area commonly known as the Espada Development Project as a Tax Increment Financing ("TIF") reinvestment zone.

SECTION 2. The City's expression of this intent does not constitute actual designation of or an obligation to designate the Zone, but merely indicates the intent of the City for the purpose of proceeding in the process of consideration of designation of a TIF reinvestment zone, and is based on a preliminary review of the information provided in the application.

SECTION 3. City staff is hereby authorized to provide written notice of the City's intent to each taxing unit that levies a tax in the proposed zone, request each of those taxing entities to appoint a representative to meet with City staff to discuss the proposed project, and to call and hold meetings with representatives of those taxing entities, as provided by Section 311.003 of the Act.

SECTION 4. This resolution does not preclude the City from continuing its evaluation of the TIF application of Terramark Communities, Ltd., or from requesting additional information from the applicant.

SECTION 5. Funds in the amount of \$31,000.00 are authorized to be deposited in Internal Order 261000000000, General Ledger 4401237, entitled "TIF-Processing Fees", Fund 29091000 entitled "TIF Unit Fund".


SECTION 6. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 7. This resolution shall take effect on the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 19th day of May 2005.

ATTEST: 
City Clerk


M A Y O R
EDWARD D. GARZA

APPROVED AS TO FORM: 
for Acting City Attorney

Agenda voting Results

Name: 41.

Date: 05/19/05

Time: 09:14:58 PM

Vote Type: Multiple selection

Description: A Resolution expressing the City Of San Antonio's intent to consider the creation of a tax increment financing (TIF) reinvestment zone to finance public improvements in support of the Espada Development Project (City Council District 3) bordered generally by Loop 410 S at the north, State Highway 281 S to the west, south of Blue Wing Road to the south, and approximately 107 acres west of IH-37 S to the east, comprising a total of approximately 848 acres; for the purpose of supporting infrastructure improvements, providing residential, commercial and retail office space and other amenities for the area; providing for a waiver of the \$31,000.00 processing fee; authorizing and directing distribution of a written notice of the City's intention to consider the creation of the proposed reinvestment zone to each taxing unit that levies a tax in the proposed zone; authorizing a request to each taxing entity for the appointment of a representative to meet with the City to discuss the project; and delegating authority to call and hold meetings with representatives of each taxing unit. [Presented by David Garza, Director, Neighborhood Action; Jelynn LeBlanc Burley, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9			x	
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		